

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
COTTONWOOD METROPOLITAN DISTRICT
June 23, 2026

A regular meeting of the Board of Directors of the Cottonwood Metropolitan District was held on June 23, 2026 at 7:00 p.m. 8334 Sandreed Circle, Parker, Colorado 80134. Those Board members present were:

Rick Nielsen President/Chairman
AJ Olson Vice President/Vice Chairman
Phil Cantrell Secretary
Tobi Firtel Treasurer
Killian Wade Assistant Secretary
Also Present were:
Anthony Boone District Manager
Bret Baird Baird Grounds Maintenance LLC
Laurie Tatlock District Manager
Cottonwood Highlands Metropolitan District No. 1

Mr. Nielsen called the meeting to order and noted that a quorum was present.

Ms. Firtel moved to approve the agenda. Mr. Olson seconded the motion and the agenda was approved unanimously.

PUBLIC INPUT
No public input

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

Mr. Boone presented the Board with the attached IGA Agreement for their review. Mr. Boone noted that the IGA was between the Cottonwood Highlands Metropolitan District No. 1, the Cottonwood Metropolitan District and the Town of Parker. Laurie Tatlock noted that the Cottonwood Highlands Metropolitan District No. 1 approved the IGA at their June 16, 2026 meeting.

Mr. Boone and Mr. Rowley, the District's attorney, received the IGA on June 17, 2026. Mr. Boone noted that the Cottonwood Metropolitan District Board of Directors had not seen the IGA until tonight's meeting. Mr. Boone was awaiting any comments that the Town of Parker might have before sending the IGA to the Cottonwood Metropolitan Districts Board for their review. Mr. Boone and Mr. Rowley reviewed the IGA and had no objections to the document.

Mr. Olson moved to approve the attached IGA. Ms. Firtel seconded the motion. After discussion the motion carried unanimously. Laurie Tatlock then left the meeting.

MINUTES:

Mr. Wade moved to accept the Minutes of the May 26, 2026 meeting. Mr. Cantrell seconded the motion and it carried unanimously.

TREASURER'S REPORT

a. Invoices: Mr. Boone reviewed the list of invoices received to date. Following discussion of the invoices presented for payment, Mr. Wade moved to approve check numbers 3473 thru 3492. Mr. Cantrell seconded the motion and it carried unanimously.

MAINTENANCE REPORT

Mr. Baird presented the Board with the attached Maintenance & Improvements Report dated June 23, 2026.

Mr. Baird presented the Board with a crack seal proposal for the two parking lots in the amount of \$5,127. Mr. Wade moved to authorize \$5,127 for parking lot crack seals. Mr. Cantrell seconded the motion and it carried unanimously.

Mr. Baird noted that CORE is trimming trees in the Subdivision. CORE is leaving a mess of tree limbs and woodchips along the rights-of way.

Mr. Boone noted that the Board had not officially approved the contract proposal from Centennial Asphalt Concrete Waterproofing in the amount of \$29,492.00 for trail cement in the West Park. Ms. Firtel moved to approve the attached proposal. Mr. Wade seconded the motion and it carried unanimously.

COTTONWOOD WATER & SANITATION DISTRICT

Mr. Nielsen directed Mr. Boone to have our attorney prepare a letter to the Cottonwood Water & Sanitation District regarding the actual annual allocation of water under our June 2008 IGA with the Cottonwood Water & Sanitation District.

MAINTENANCE BUILDING

Mr. Wade provided the Board with the attached Invitation to Bid (ITB) for their review.

FENCE & LANDSCAPE IMPROVEMENTS PROJETS

Mr. Boone provided copies of the District's attached letter dated June 23, 2026 to the Town of Parker requesting permission to install fences in the Town's rights-of-way. Mr. Boone will mail the letter and exhibits to the Town tomorrow.

COLORADO AIR QUALITY CONTROL COMMISSION REGULATION 29

Mr. Baird filed the required report prior to the June 1, 2026 deadline.

There being no further business, upon motion duly made seconded and unanimously carried, the meeting was adjourned sine die.

Respectfully submitted,
Phil Cantrell, Secretary